



City of Seattle

Department of Planning & Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3012368

Applicant Name: Taylor Schulte for Mike Winters

Address of Proposal: 6169 4th Avenue South

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two parcels into three parcels of land. The proposed parcel sizes are: A) 36,911 sq. ft., B) 31,051 sq. ft., and C) 46,421 sq. ft. The existing structures will remain.

The following approval is required:

Short Subdivision - to create three parcels of land. (SMC Chapter 23.24)

BACKGROUND DATA

Zoning: IG2 U/85'.

Uses on Site: McDonald's Restaurant, Nate's Surplus retail store, warehouse, automotive retail sales and service.

Substantive Site Characteristics: This 114,383 square foot lot is located on the northwest corner of the intersection of 4th Avenue South and South Michigan Street three blocks east of the Duwamish River in the industrial area. Proposed Parcel A is developed with a McDonald's Restaurant and will have street frontage on 4th Avenue South. Parcel B is a corner lot with street frontage on 4th Avenue South and South Michigan Street and is developed with Nate's Surplus store, and automotive retail sales and service. Parcel C will have street frontage on South Michigan Street and is currently developed with a one story warehouse. The two existing parcels are relatively flat and are located in a liquefaction area. There are trees in the landscaped areas around the McDonald's Restaurant site.

Public Comment:

No comment letters were received during the public comment period which ended July 20, 2011.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulations;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing; and*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single-family dwelling unit.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from the Department of Planning and Development, (DPD), Water (SWD), Fire Department (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is located in a liquefaction environmentally critical area, but the requirements of SMC 25.09.240 have been met. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

The proposed short subdivision is **CONDITIONALLY GRANTED.**

Conditions of Approval Prior to Recording.

1. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat “For conditions of approval after recording see page ____ of ____.”
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
3. Submit the recording fee and final recording forms for approval.

4. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Date: September 26, 2011